

Minutes of the Patton Homestead Directors – Dec. 29, 2015

Attending: Carin Kale, Georgina Keefe-Feldman, Bill Burrridge, John McWane, Patrick Reffett and Scott Maddern. Peter Britton also attended.

Carin called the Meeting to order @ 4:02 PM. Carin started the meeting by highlighting the work-plan:

1. Establish the nonprofit
2. Form partnerships with other organizations
3. Analyze potential uses
4. Research grants
5. Recruit full Board of Directors

Update on Non-profit Status – Georgina reported the very good news that the official notification from the IRS arrived and the Patton Homestead Inc. is now a fully tax-exempt 501c3 nonprofit. This is a very quick turn-around; we had anticipated waiting months for this news. This means that any gifts made to the nonprofit are tax deductible. We await notification from Mass. DOR re: state tax exempt status, but that will be forthcoming. Georgina again remarked on how helpful Town Counsel Donna Brewer and her associate Eric Reustle have been during this process.

Carin led a discussion about our status as the Board of Directors now that goal #1 has been met. The group began as the founding Board of Incorporators, but with the official nonprofit status we have now become the official Board. Carin wondered if we needed any kind of official “blessing” from the BOS. Georgina added that our official filings refer to this group as the Board of Directors.

After much discussion it was decided, with input from Scott Maddern, the Chair of the BOS, that the Patton Homestead group is now the Board of Directors – no further action needed. We will be referred to as the Board of Directors going forward.

Carin also reminded the group that our original charge did not mention looking at uses. We did so because we needed a mission for the nonprofit. In addition the group thought our research put us in a position to do so. Do we need an updated mission change? We could ask for that updated mission at a Feb. BOS mtg. – probably Feb. 22nd. The CPC will wait until after the BOS presentation.

Scott and Patrick did suggest that we update the BOS with the good news of our accelerated acceptance as a nonprofit, and give an overview of our activities as soon as possible. Scott will

put us on the agenda for the next BOS meeting – Jan. 4th. Carin will write up a draft report to present that night. Georgina and John will attend as well.

CPC Application Discussion - Carin announced that our most pressing issue is the CPA funding application, due Jan. 11th. That will also be part of the presentation to the Selectmen. Carin is going to ask that the BOS support our application. Scott stated that the BOS often takes positions on CPA funding.

Carin led a discussion of the most recent updates to the CPC application. Georgina had already sent her some edits and Patrick is going to look at it again. We will meet again on Jan. 5th to complete the application. The next CPC meeting is Jan. 14th. We will find out if we should attend that meeting. March 10th is another possible CPC date. Carin and/or Patrick will speak with Dorr or Tom to determine when the Patton BOD should present.

Facilities Report: Bill and John had a meeting with Peter Gourdeau to discuss costs for rehabbing the Homestead, figuring that the Facilities Report would not be ready in time for the CPC application. Happily the state inspector, Joe Olive from LOM Property Consulting, was able to do a site visit at the Homestead on Dec. 21st and the study is underway.

John and Bill attended this visit, along with Patrick, Mark Shaw and Bill Redford. Because there was so much data from other reports, site visits etc., Mr. Olive hopes to get his assessment report to the Town by the end of January or first of Feb.

Mr. Olive looked at it as a public gathering space. The report will look at two approaches – renovations vs. restoration. Joe stated that asbestos and lead paint may be present. That would require a separate report from a specialist.

There was discussion regarding the costs and where the funds will come from. We need to see figures before this can be answered. Scott reminded all that \$250,000 remains from the property sale. There was a question regarding the \$500,000 from the Patton sale allocated to a turf field. There is some discussion that getting Wenham on board may be challenging. What happens to that money should the field not be built is unknown.

Carin added that the \$1 million figure we have been using is to upgrade the existing property does not include building on a function room. Scott stated that rehabbing the existing kitchen might not make sense. It might be better to just get rid of the kitchen and build a new one.

Report on Use Options: John McWane has been working on the use options and sent preliminary copies of his report to the BOD for initial review and comment. Scott stated that

he agreed with the conclusion that this BOD needs to concentrate on improvements that will make money. The stables are not in that category without major expenses.

John added that he thought we should have visual concept drawings to accompany the usage report. All agreed. He will contact Tom Catalano to talk about this.

Patrick will insert any zoning realities into John's report. All Directors will look at the report closely and give John feedback. We will review again at a future meeting.

Upcoming meeting schedule:

Tues. Jan. 5th

Tues. Jan. 19th

Feb. 2nd

Feb. 16th

Scott suggested presenting to the BOS on Monday, Feb. 22nd. He urged us to keep going and to have a good outline for the presentation. We also want a feature in the Town's website newsletter.

Carin adjourned the meeting @ 5:42 PM.

The next meeting is scheduled for Tuesday, Jan. 5, 2016.

Jan. 11, 2016

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